162.0	0002	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	857,700	/	857,700
USE VALUE:	857,700	/	857,700
ASSESSED:	857,700	/	857,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS STEPHANIE A
Owner 2:	SPRAGG DEBORAH T
Owner 3:	
Street 1:	27 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMAS CRAIG L -
Owner 2:	THOMAS JILL G -
Street 1:	27 LINDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Clapboard Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6130.000	429,600	5,400	422,700	857,700
Total Card	0.141	429,600	5,400	422,700	857,700
Total Parcel	0.141	429,600	5,400	422,700	857,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.34 | /Parcel: 456.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
108207			10/01/18

!12666!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	429,600	5400	6,130.	422,700	857,700		Year end	12/23/2021
2021	101	FV	416,900	5400	6,130.	422,700	845,000		Year End Roll	12/10/2020
2020	101	FV	416,900	5400	6,130.	422,700	845,000	845,000	Year End Roll	12/18/2019
2019	101	FV	316,200	5500	6,130.	422,700	744,400	744,400	Year End Roll	1/3/2019
2018	101	FV	295,900	5500	6,130.	374,400	675,800	675,800	Year End Roll	12/20/2017
2017	101	FV	295,900	5500	6,130.	314,000	615,400	615,400	Year End Roll	1/3/2017
2016	101	FV	295,900	5500	6,130.	314,000	615,400	615,400	Year End	1/4/2016
2015	101	FV	275,400	5500	6,130.	271,800	552,700	552,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:21:26

LAST REV

Date	Time
10/15/18	10:24:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12666

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS CRAIG L,	57085-361		7/1/2011	Change>Sale	532,500	No	No		
VAGTS KAREN A	45273-58		5/27/2005		550,250	No	No		
GATELY DAVID/ET	28647-428		6/1/1998		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	108207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2011	771	Addition	146,000	C				KIT/HBATH/LAUNDRY
7/21/1999	442	Redo Kit	26,000					REMODEL KITCHEN/BA
1/22/1999	35	Redo Bat	15,000					REMODEL BATH
9/29/1998	685	Manual	7,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Left Notice	JBS	JOHN S
11/1/2008	Meas/Inspect	345	PATRIOT
10/25/2005	MLS	HC	Helen Chinal
12/1/1999	Meas/Inspect	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6130		Sq. Ft.	Site		0	70.	0.99	8									422,732						422,700	

Total AC/HA:	0.14073	Total SF/SM:	6130	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,732	Spl Credit		Total:	422,700

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	PURPLE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 15 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20865917
Const Adj.:	1.00138497
Adj $ / SQ:	163.395
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450269
Depreciation:	20712
Depreciated Total:	429556

COMMENTS

PDAS SUMP PUMP IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 4	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

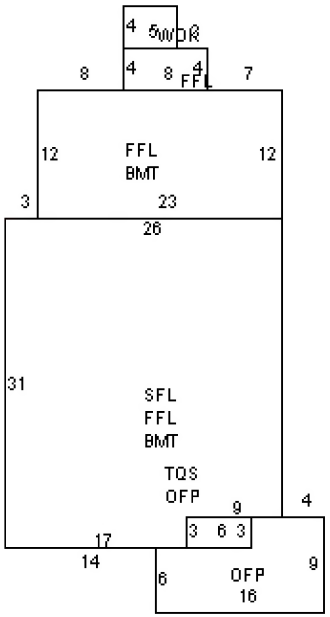
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.39
Special Features:	0	Val/Su Net:	139.03
Final Total:	429600	Val/Su SzAd	228.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,087	163.390	177,610
BMT	Basement	1,055	49.020	51,715
SFL	Second Floor	779	163.390	127,285
OFP	Open Porch	135	28.760	3,883
WDK	Deck	20	16.020	320
TQS	3/4 Story	14	163.390	2,206

Net Sketched Area:	3,090			Total:	363,019
Size Ad	1879.5	Gross Area	3094	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1921	21.94	T	40	101			4,700			4,700
19	Patio	D	Y	1	18X14	G	AV	1970	4.67	T	39.2	101			700			700

More: N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400